

**Lot 4, Halfords Autocentre, Thameside Service Station, Laleham Road, Staines-upon-Thames,  
Surrey TW18 2DY**

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)



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## Property Information

### Freehold Motor Trade/Warehouse Investment with Index-Linked Rent Reviews

- Let to Halfords Autocentres Ltd
- Lease expires May 2036 (subject to tenant only break option)
- 5-yearly CPIH rent increases subject to a 1% collar and 3% cap (compounded annually) - next review May 2026 (3)
- Site area of 0.08 Ha (0.19 Acres)
- Site cover of 35%
- Site underpinned by long term redevelopment value
- Affluent residential location 500 metres from Staines Railway Station and 800m south of the town centre

#### Lot

4

#### Auction

13th February 2025

#### Rent

£51,000 per Annum Exclusive

#### Status

Available

#### Sector

Industrial, Motor Trade

#### Auction Venue

Live Streamed Auction

On Behalf of a Major Fund

### Location

- Miles** 5 miles south east of Windsor, 17 miles south west of Central London, 20 miles east of Reading
- Roads** M25, M3, M4, A30
- Rail** Staines Railway Station
- Air** London Heathrow Airport

### Situation

Staines-upon-Thames is a popular and affluent Surrey commuter town located 5 miles south east of Windsor and 17 miles south west of Central London, benefitting from excellent road communication links via the M25, M3 and M4 as well as being two miles south of Heathrow Airport. The property is located on the east side of Laleham Road, a predominantly residential area and some 500 metres from Staines Railway Station and 800 metres south of the town centre.

### Tenure

Freehold.

### EPC

C57

### Description

The property comprises a purpose-built single storey, 7-bay workshop/garage of 3,737 sq ft on a site area of 0.08 Ha (0.19 Acres), with approximately 8 designated customer car parking spaces to the front and solar panels on part of the roof. The property benefits from a site cover of 35%.

### VAT

VAT is applicable to this lot.

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**Tenancy & Accommodation**

Floor	Use	Gross Internal Floor Areas Approx sq m (4)	Gross Internal Floor Areas Approx sq ft (4)	Tenant	Term	Rent p.a.x.	Rent Review
Ground Mezzanine	Reception/Workshop Storage	266.46 80.71	(2,868) (869)	HALFORDS AUTOCENTRES LIMITED (1)	15 years from 26/05/2021 until 25/05/2036 (2) on a full repairing and insuring lease	£51,000	26/05/2026 and 26/05/2031 Linked to CPIH collared at 1% p.a. and capped at 3% p.a. compounded annually (3)
<b>Total</b>		<b>347.17</b>	<b>(3,737)</b>			<b>£51,000</b>	

(1) There are over 300 Halfords Autocentres in the UK, that serve over 750,000 customers with a wide range of vehicle repair and maintenance services (www.halfords.com). Their accounts ending 29th March 2024, reported a turnover of £329.3m and shareholders funds of £12.4m. Halfords Autocentres (company no: 04050548) is a trading subsidiary of Halfords Group PLC, with a market capitalisation of £310.4m (as of 16 December 2024).

(2) The lease is subject to a tenant only break option on 26/05/2031, subject to 6 months' written notice.

(3) The current CPIH (Consumer Prices Index including owner occupier housing costs) is 3.2%, meaning the rent in May 2026 is due to increase to £59,699 per annum (based on the December 2024 CPIH figure).

(4) Areas provided by the vendor

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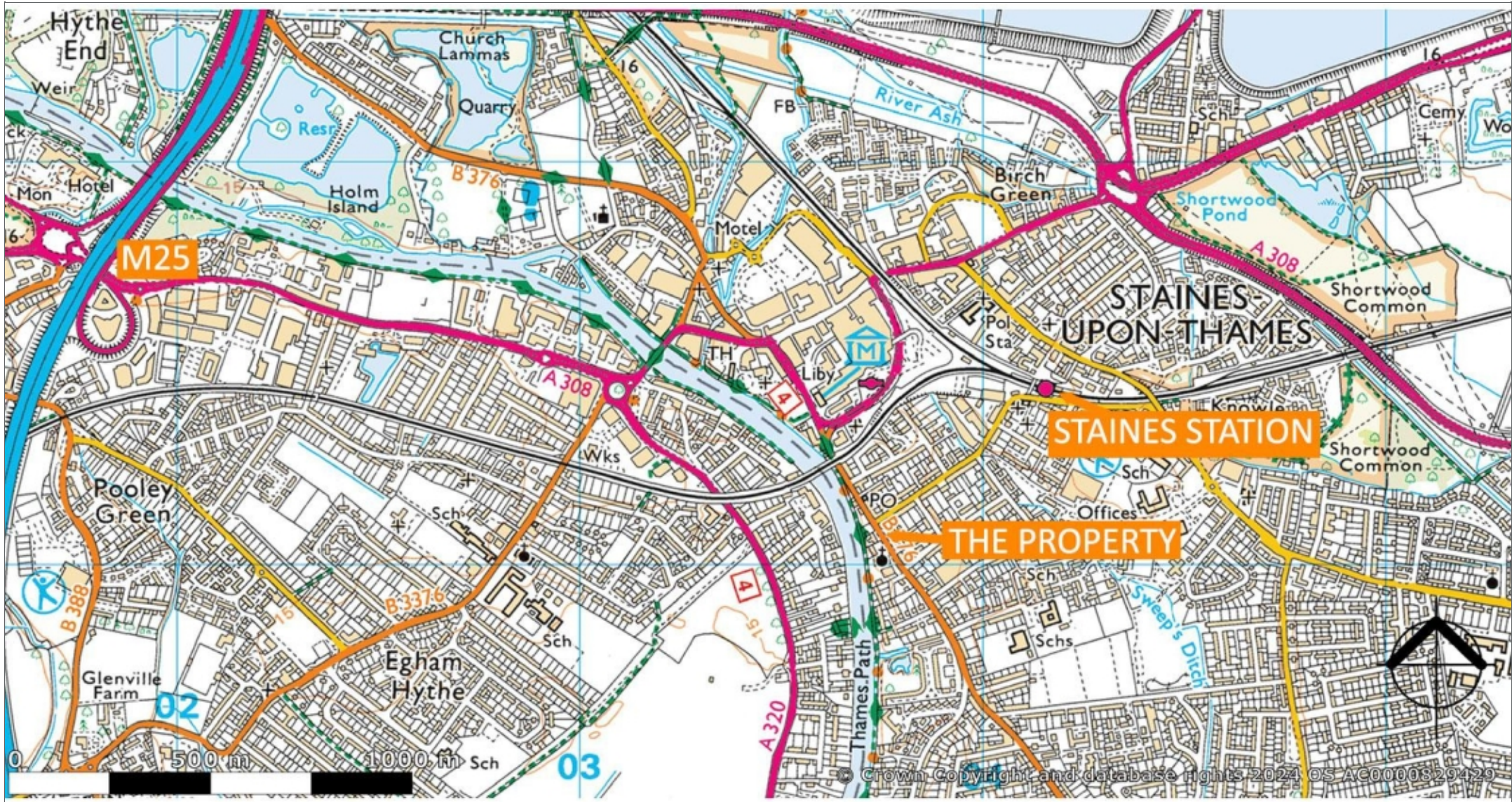




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## Contacts

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